

\$449,900 - 298 Canals Crossing, Airdrie

MLS® #A2253767

\$449,900

3 Bedroom, 3.00 Bathroom, 1,460 sqft

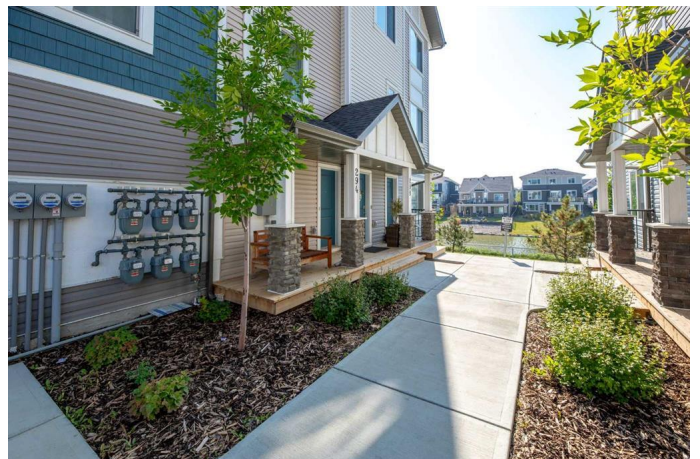
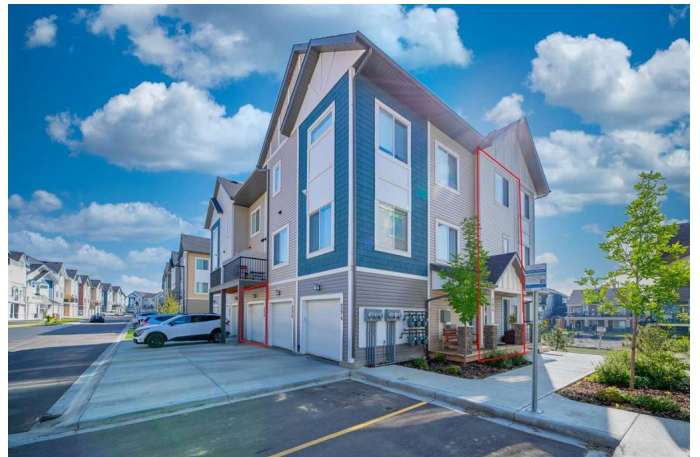
Residential on 0.00 Acres

Canals, Airdrie, Alberta

Welcome to this beautifully appointed air conditioned corner unit townhome in the Canals community of Airdrie. Perfectly positioned to capture breathtaking canal and sunset views, this home offers the perfect blend of modern style, serene living and direct access to the canals, perfect for enjoying activities like paddle boarding or kayaking.

Step into an open concept main floor with 9 ft ceilings, luxury vinyl plank flooring, and an abundance of natural light streaming through oversized windows. The contemporary kitchen features quartz countertops, stainless steel appliances, high-quality cabinetry, and a spacious dining area that flows seamlessly onto your private balcony, the ideal spot to unwind while overlooking the peaceful canals. Upstairs, you'll find 3 generous bedrooms, including a tranquil primary suite complete with canal views, a 3-piece ensuite, and a walk-in closet. A 4-piece bathroom and convenient stacked laundry complete the upper level. Additional features include a finished and insulated single attached garage, low-maintenance lifestyle and a beautifully landscaped community with walking paths and gardens.

Located just minutes from downtown Airdrie's vibrant shopping and dining scene, this home also offers convenient access to top-rated schools, parks and playgrounds, dog parks, and the city's popular bike park. Enjoy easy connectivity to



Highway 2 for quick commutes to Calgary or Edmonton, as well as nearby rural routes perfect for weekend escapes to the mountains. Set in a peaceful, family-friendly neighbourhood, this home combines modern comfort with everyday convenience.

Built in 2023

Essential Information

MLS® #	A2253767
Price	\$449,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,460
Acres	0.00
Year Built	2023
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

Community Information

Address	298 Canals Crossing
Subdivision	Canals
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 4L3

Amenities

Amenities	Snow Removal, Trash, Visitor Parking
Parking Spaces	2
Parking	Garage Door Opener, Insulated, Single Garage Attached
# of Garages	1

Interior

Interior Features	High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Gas Range, Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Basement	None

Exterior

Exterior Features	Balcony
Lot Description	Backs on to Park/Green Space, Creek/River/Stream/Pond, See Remarks, Views
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 8th, 2025
Days on Market	2
Zoning	R5

Listing Details

Listing Office	Royal LePage Benchmark
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.